SUBPART #2

Equipment Listing (This is a Sample Only!)

EQUIPMENT INVENTORY LIST			BUILDING FRANCONIA WAREHOUSE VA0506AN FIELD OFFICE DATE PREPARED NCR 0/10/02 F.F.F.
PM GUIDE NUMBER	EQUIPMENT NUMBER	LOCATION	DESCRIPTIONS REMARKS
A04-01	1	Penthouse	Air Compressor (National) 3 1/2 HP
A04-02	2	Penthouse	Air Compressor (National) 3 1/2 HP
B02-01	1	Boiler Rm.	Boiler, Oil, Steam (Brownell) 1,400,000 BTU's (Input rating)
B02-02	2	Boiler Rm.	Boiler, Oil, Steam (Brownell) 1,400,000 BTU's (Input rating)
B04-01	1	Boiler Rm.	Burner, Oil (Petro) 1,400,000 BTU's
B04-02	2	Boiler Rm.	Burner, Oil (Petro) 1,400,000 BTU's
C07-01	1	Boiler Rm.	Condensate Pump (Weiman) 1/2 HP
D03-01 thru D03-02	1-2	Roof	200 lf gutter, 2 downspouts, 2 drains
D05-01	1	Lobby	10 Doors, Main Entrance
D06-01 thru D06-028	1-28	Building	28 Drains, Areaway
E01-01 thru E01-012	1	Main Lobby	Otis, 8 floors
E01-02 thru E01-012	2	Main Lobby	Otis, 8 floors
E01-03 thru E01-012	3	Main Lobby	Otis, 8 floors
E01-04 thru E01-012	4	Main Lobby	Otis, 8 floors
E01-05 thru E01-012	5	Main Lobby	Otis, 8 floors
E01-06 thru E01-012	6	Main Lobby	Otis, 8 floors
E01-07 thru E01-012	7	Main Lobby	Otis, 8 floors
E17-01	1	4105	4 Expansion Joints, 6", Graphite
E17-02	2	4203	4 Expansion Joints, 6", Graphite
E17-03	3	4215	4 Expansion Joints, 6", Graphite
E17-04	4	4308	4 Expansion Joints, 6", Graphite
E18-01 thru E18-07	1-7	Building	7 Emergency Lights (wet cell)
E26-01	1	4203	Low Voltage Molded Case Circuit Breaker (GE) No. 3812345-16, 208V, 50A
E26-02	2	2206	L.V. Molded Case Circuit Breaker (GE) No. 3812345-16, 208V, 50A
E26-03	3	1204	L.V. Molded Case Circuit Breaker (GE) No. 3812345-16, 208V, 50A
E26-04	4	B202	L.V. Molded Case Circuit Breaker (GE) No. 3812345-16, 208V, 50A
E27-01	1	B105	Power Circuit Breakers (GE) AK-1-25RH, No. 6418825-28, 600V, 600A, 2 pole

E27-02		B205	Power Circuit Br (GE) AK-1-25RH, No. 8825-28, 600V, 600A, 2 pole
E27-03	3	B305	Power Circuit Breakers (GE) AK-1-25RH, No. 6418825-28, 600V, 600A, 2 pole
E27-04	4	B318	Power Circuit Breakers (GE) AK-1-25RH, No. 6418825-28, 600V, 600A, 2 pole
E27-05	5	B212	Power Circuit Breakers (GE) AK-1-25RH, No. 6418825-28, 600V, 600A, 3 pole
F04-01	1	B201	Fire Control Valve, 4", sprinkler
F04-02	2	B201	Fire Control Valve, 4", sprinkler
F04-03	3	B201	Fire Control Valve, 4", sprinkler
F04-04	4	B201	Fire Control Valve, 4", sprinkler
F04-05	5	7405	Fire Control Valve, 4", sprinkler
F04-06	6	4405	Fire Control Valve, 4", sprinkler
F10-01	1	Front of Building Atlantic Ave.	Fire Dept. Pumper Connection, Y Type, 2 1/2"
F10-02	2	Front of Building Atlantic Ave.	Fire Dept. Pumper Connection, Y Type, 2 1/2"
F10-03	3	Front of Building Atlantic Ave.	Fire Dept. Pumper Connection, Y Type, 2 1/2"
F11-01 thru F11-018	1-18	Building	18 Fire Doors, Swinging
F15-01	1	B201	Fire Alarm Control Board, (Faraday), FA-2386
F17-01	1	Basement	Fire Alarm Pull Box Manual (Faraday), Uncoded
F17-02	2	1st Fl.	Fire Alarm Pull Box Manual (Faraday), Uncoded
F17-03	3	2nd Fl.	Fire Alarm Pull Box Manual (Faraday), Uncoded
F17-04	4	3rd Fl.	Fire Alarm Pull Box Manual (Faraday), Uncoded
F17-05	5	4th Fl.	Fire Alarm Pull Box Manual (Faraday), Uncoded
F17-06	6	5th Fl.	Fire Alarm Pull Box Manual (Faraday), Uncoded
F17-07	7	6th Fl.	Fire Alarm Pull Box Manual (Faraday), Uncoded
F17-08	8	7th Fl.	Fire Alarm Pull Box Manual (Faraday), Uncoded
F22-01 thru F22-043 24,25	1-43	Building	5 lbs.43 Fire Extinguishers Stored Press, with gauge,
F22-01 thru F22-010 24,25	1-10	Building	10 Fire Extinguishers, Cartridge, 5 lbs.
F34-011 thru F34-023	11-23	Building	13 Fire Extinguishers, Cylinder, 5 lbs.
F34	- - -	Building	48", 4 tube 11 Fluorescent Fixtures, Westinghouse, Indirect
F34	- - -	Building	48", 2 tube 381 Fluorescent Fixtures, Westinghouse, Louver
F34	- - -	Building	48", 4 tube 280 Fluorescent Fixtures, Westinghouse, Louver

F36-01	1	Boiler Rm.	Fan, Propeller (Simpson Sears) 24", 1/2 HP
F36-02	2	Boiler Rm.	Fan, Propeller (Simpson Sears) 24", 1/2 HP
F36-03	3	Boiler Rm.	Fan, Propeller (Simpson Sears) 24", 1/2 HP
F36-04	4	Boiler Rm.	Fan, Propeller (Simpson Sears) 24", 1/2 HP
F36-05	5	Penthouse	Fan, Propeller (Simpson Sears) 24", 1/2 HP
F36-06	6	Penthouse	Fan, Propeller (Simpson Sears) 24", 1/2 HP
H01-01	1	Boiler Rm.	Hot Water Converter, 100 gallons, 20,000 BTU's
H01-02	2	B-402	Hot Water Converter, 75 gallons, 10,000 BTU's

L03-01- thru L03-08		Main lobby	8 Special Lighting, att, high hat, incandescent, 13"
R01-01- thru R01-391	1-391	Building	391 Steam Radiators, 1 pipe
S07-01	1	Boiler Rm.	Sump Pump (Gould) 3HP
T01-01	1	Boiler Rm.	Tank. Hot Water, 300 Gal.
T01-01-thru T01-02	2	B-402	Tank, Hot Water, 150 Gal.
T03-01	1	Basement	Fuel Oil Storage Tank, 15,000 Gal.
T08-01 thru - T08-06	1-6	Boiler Rm.	6 Steam Traps, 1 1/2", thermostatic, low pressure
T08-07 thru T08-010	7-10	Boiler Rm.	4 Steam Traps, 1 3/4", thermostatic, low pressure
V01-01 thru V01-02	1-2	Building	Vacuum Cleaner (Tornado) TN 281
V05-01 thru V05-064	1-64	Building	64 Valves 6-8", 2-6", 11-4", 2-3", 43-2½
V06-01	1	Boiler Rm.	Motorized valve, 2', pneumatic, 1/4 HP
V06-01 thru V06-02	2	Boiler Rm.	Motorized valve, 2', pneumatic, 1/4 HP

SECTION J
EXHIBIT 5- HIGH PRIORITY AREAS IN THE BUILDING

The following areas require emergency response to all service calls, repairs, adjustments, or other problems conveyed to the contractor by the COR other interested parties, or the tenant agency. Note: The COR may add rooms to this list at any time during the life of this contract.

ROOM #	LOCATION	ROOM USE

EXHIBIT 6- EXISTING DEFICIENCY MATRIX

GENERAL: This exhibit shall be used by the Contractor and the COR, or authorized representative, during contract Phaseout (reference Section C, part P). The following form, (EXISTING DEFICIENCY MARTIX), shall be used to list building deficiencies and clarify the Contractor's responsibility for action according to the COR's decision.

COR decision (by letter): The COR shall use the letters A thru C from the following list to indicate, by letter, the action required by the Contractor for each item on the existing deficiency matrix.

A. The Contractor shall provide the COR with a written cost proposal for the correction of the deficiency.

B. The Contractor shall provide the COR with more specific information. Deficiency description is not clear enough to allow the COR to make a determination for the appropriate action.

C. The Contractor shall take no action.

EXISTING DEFICIENCY MATRIX

Government Rep._____ **Building Name**_____
Contractor Rep._____ **Building #**_____
Date:_____ **Contract #**_____

EQUIPMENT NUMBER	LOCATION	DEFICIENCY DESCRIPTION and COMMENTS	COR DECISION (BY LETTER)

EXHIBIT 7- BUILDING OPERATING PLAN (SAMPLE!)

GENERAL:

1. Building temperatures shall be maintained at 74 degrees Fahrenheit, year round, during normal working hours.

2. During non-working hours, heating temperatures shall be set no higher than 55 degrees Fahrenheit, and no mechanical cooling will be provided.

3. In warehouses and other areas subject to external traffic, the temperature shall be adjusted lower than 65 degrees during the heating season, and higher than 80 degrees during the cooling season (if mechanical cooling is available).

4. In areas such as garages, loading docks, etc., the heaters shall be set to maintain a temperature no higher than 55 degrees Fahrenheit, and cooling will not be provided.

AIR HANDLERS:

1. The air handler start up time for average outside temperatures between (35 to 55) degrees Fahrenheit is two (2) hours before the normal workday for building occupants begins.

2. The air handler start up time for above average outside temperatures between (55 to 65) degrees Fahrenheit is one (1) hour before the normal workday for building occupants begins.

3. Above 65 degrees Fahrenheit, the air handlers will be started at the beginning of the normal workday for building occupants, and heating will not be provided.

4. The air handler start up time for below average outside temperatures between (0 to 35) degrees Fahrenheit is three (3) hours before the normal workday for building occupants begins.

5. The air handler shut down time is thirty (30) minutes before the end of the normal workday for building occupants.

6. The setback heating temperature of (55) degrees Fahrenheit shall be maintained for nights, weekends, and holidays.

7. This setback will be programmed to operate at the end of the workday for building occupants, and continue until start up time for the next day.

BOILER ROOM:

1. The boiler / boilers shall be staged so that the most economical and efficient boiler, for the expected load, will be operated first and the additional boilers will be staged to meet the increased heating demand.

2. The lead boiler shall start when the (steam / hot water) drops below _140_ (psi / degrees) and modulate to maintain _165_ (psi / degrees).

3. The boiler will shut off at _170_ (psi / degrees).

4. On a hot water type boiler system, the primary hot water (boiler room) loop shall maintain a constant temperature of _170_ degrees Fahrenheit.

5. The secondary hot water (building) loop will maintain a hot water return temperature of _170_ degrees Fahrenheit and modulate the three-way valve hooked into the primary loop to maintain that temperature.

6. The secondary hot water pump is modulated through a variable speed drive motor that senses a variation in the pressure differential between the supply and return hot water and increases or decreases the speed accordingly.

FREEZE PROTECTION:

1. For freeze protection, the steam / hot water radiation system shall be set to operate when the outside temperature falls below 35 degrees Fahrenheit, and shut off when the night setback temperature is reached.

2. Outside air dampers on all air handlers shall close completely during unoccupied hours.

3. Cooling towers that are "not in service" shall be drained completely, and all sump heaters associated with these towers will be secured at disconnect.

4. Sump heaters associated with the cooling towers that are "in service", shall be controlled by thermostat during the winter months.

5. If the city water make-up to the tower is in service, the heat tape for the make-up line shall be set by thermostat, to come on when the ambient temperature drops below 35 degrees Fahrenheit.

AIR HANDLERS:

1. During the cooling season, the start up time for the air handlers is two (2) hours before building occupants normal working hours for average outside temperatures between (75 and 82) degrees Fahrenheit and between (60 to 75) percent humidity.

2. Start up time for the air handlers, when the outside temperature is above 83 degrees Fahrenheit and above 77 percent humidity, shall be four (4) hours before building occupants normal working hours.

3. Start up time for the air handlers, when the outside temperature is below (74) degrees Fahrenheit and below (59) percent humidity, shall be thirty (30) minutes before building occupants normal working hours.

4. The shutdown time for the air handlers, during the cooling season, for all temperatures is thirty (30) minutes before the end of building occupants normal working hours.

CHILLER ROOM:

1. Rrefrigeration chillers shall be staged, so that the most economical and efficient chiller that will satisfy the expected load shall be operated first, then additional chillers operated to meet the increased cooling demand. All chillers that are not in service are to be secured from the common header.

2. The chiller should be started thirty (30) minutes before the building air handlers are started and secured thirty (30) minutes before the building air handlers are secured.

3. The chiller controls should be set to maintain a chilled water temperature of (42) degrees Fahrenheit when the outside air temperature is (100) degrees Fahrenheit and modulate up to (46) degrees Fahrenheit as the outside temperature drops to 75 degrees Fahrenheit.

COOLING TOWERS:

1. Only the cooling towers associated with the chiller that is "in service", shall run and will be controlled by thermostat to maintain a constant condenser water temperature of (75) degrees Fahrenheit at the chiller.

2. The sump heaters for each cooling tower shall be secured during the cooling season at the disconnect and be controlled by thermostat during the winter months if the associated chiller is in service, otherwise, the tower shall be completely drained and all heaters secured.

3. If the city water make-up to the tower is in service, the thermostat controlling the heat tape for the make-up line shall be set to come on when the ambient temperature drops below (35) degrees Fahrenheit.

4. All heat tape circuits should be secured during the summer season

VENTILATION:

1. Building exhaust fans will only operate during building occupant working hours, which are from (6:30 AM to 4:30 PM).

2. Garage exhaust fans will operate from (5:30 AM to 9:00 AM) in the morning, for two hours during lunch (11:00 AM to 1:00 PM), and in the evening from (3:30 PM to 6:30 PM).

3. When a carbon monoxide sensing system is used, the maximum average concentration of carbon monoxide shall not exceed (50) PPM during any 8-hour period or (200) PPM for a period not exceeding 1 hour.

4. Operable windows will be closed during both the heating and cooling seasons.

5. Transformer Vault and Elevator machine room exhaust fans will be controlled by thermostats.

SPECIAL USE AREAS:

1. The following areas (see list) will be allowed cooling to maintain a constant temperature of (75) degrees Fahrenheit and (50) percent relative humidity because they are "computer rooms" or "special use areas".

2. The following areas (see list) will be allowed a higher level of heating to maintain a constant temperature of (76) degrees Fahrenheit. The list may include a doctor's office or child daycare facility. These areas will be the only exceptions to the general building operation plan.